145.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	899,800 / 899,800
					USE VALUE:	899,800 / 899,800
					ASSESSED:	899,800 / 899,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
205		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EMERSON DAVID H & SHERYL L	
Owner 2:		
Owner 3:		
Street 1:	205 SPRING ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .212 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1935, having primarily Wood Shingle Exterior and 2212 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9224.000	339,800	2,600	557,400	899,800
Total Card	0.212	339,800	2,600	557,400	899,800
Total Parcel	0.212	339,800	2,600	557,400	899,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.78 | /Parcel: 406.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	339,800	2600	9,224.	557,400	899,800		Year end	12/23/2021
2021	101	FV	329,800	2600	9,224.	557,400	889,800		Year End Roll	12/10/2020
2020	101	FV	329,900	2600	9,224.	557,400	889,900	889,900	Year End Roll	12/18/2019
2019	101	FV	261,900	2600	9,224.	522,500	787,000	787,000	Year End Roll	1/3/2019
2018	101	FV	261,900	2600	9,224.	432,000	696,500	696,500	Year End Roll	12/20/2017
2017	101	FV	261,900	2600	9,224.	397,100	661,600	661,600	Year End Roll	1/3/2017
2016	101	FV	261,900	2600	9,224.	362,300	626,800	626,800	Year End	1/4/2016
2015	101	FV	247,500	2600	9,224.	355,300	605,400	605,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11320

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15478-480		3/1/1984		83,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2012	342	Redo Bat	2,700					replace tub, toile
4/16/2009	245	Redo Kit	12,000	C		G10	GR FY10	REPLACE CABS, COUN
10/4/2007	896	Manual	5,000					replace fr door wi
2/9/2006	90	Re-Roof	6,900					

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	HS	Hanne S
5/9/2012	Info Fm Prmt	MM	Mary M
6/30/2009	Info Fm Prmt	BR	B Rossignol
3/18/2009	Inspected	372	PATRIOT
2/4/2009	Meas/Inspect	372	PATRIOT
12/1/1999	Mailer Sent		
11/17/1999	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9224		Sq. Ft.	Site		0	80.	0.76	9									557,373						557,400	

PRINT

Date	Time
12/30/21	12:18:50

LAST REV

Date	Time
10/10/17	09:15:42
ekelly	

User Acct: 94917

GIS Ref:

GIS Ref:

Insp Date: 09/30/17

!11320!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	94917
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.21175	Total SF/SM:	9224	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	557,373	Spl Credit		Total:	557,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.19890475
Const Adj.:	0.98990101
Adj $ / SQ:	160.218
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	461724
Depreciation:	121895
Depreciated Total:	339829

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

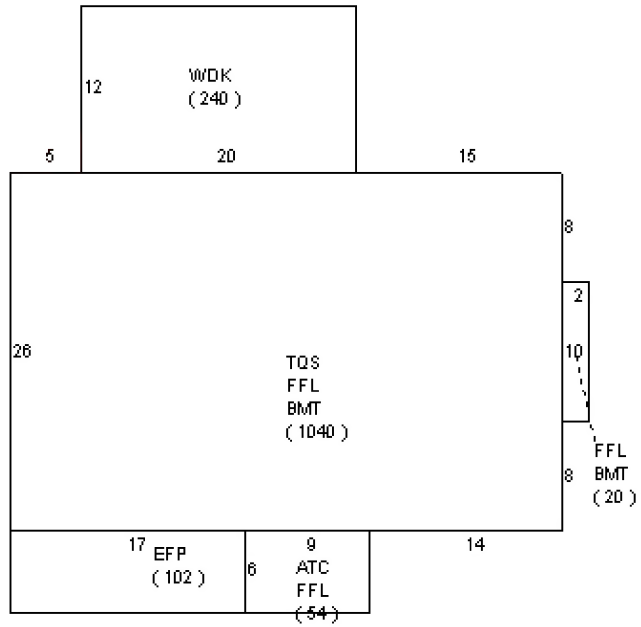
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	160.22
Special Features:	0	Val/Su Net:	102.50
Final Total:	339800	Val/Su SzAd	177.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,114	160.220	178,482
BMT	Basement	1,060	57.440	60,884
TQS	3/4 Story	780	160.220	124,970
WDK	Deck	240	10.060	2,415
EFP	Enclos Porch	102	53.370	5,444
ATC	Attic	19	160.220	3,028

Net Sketched Area:	3,315			Total:	375,223
Size Ad	1912.9	Gross Area	3610	FinArea	2212

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	FR	1935	28.89	T	50	101			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:	Total: 2,600